

# 59 Lanesborough Mews, Finglas, Dublin 11



“Results That Move You!” Property Team Lappin Estates are delighted to offer this wonderful 3-bedroom penthouse apartment to the market. This is a modern and spacious family home with a south facing balcony and a large attic space spanning the whole width of the apartment. The living accommodation offers three generously sized bedrooms with the master bedroom en-suite. There is a large living room with a modern kitchen and ample storage facilities. Presented to the market in show house condition we are sure that this beautiful, larger than average penthouse apartment is going to be snapped up!!!

Lanesborough enjoys all amenities and has excellent City Centre access, it is 15 minutes from Dublin Airport, 5 minutes' walk to the new Charlestown Shopping Centre, 10 minute walk to local schools both primary and secondary and 5 minutes' drive from the M50.



### ACCOMMODATION:

**Entrance Hall:** Wooden flooring, under stairs storage, stairs to landing with attic access.

**Living Room:** 9.00m x 6.86m With polished wooden flooring, attractive ornamental fireplace, open plan leading to

**Kitchen:** With breakfast bar, modern fully fitter wall and floor mounted units, tiled floor, part tiled walls, spot lighting.

### Inner hall

**Bathroom:** With bath and shower attachment, part tiled walls, tiled floor, W.C. WHB.

**Bedroom 1:** 3.40m x 4.50m Double room with sliderobes.

**Bedroom 2:** 3.50m x 4.40m Double room with fitted wardrobes.

**Bedroom 3:** 5.36 x 3.90 Main bedroom with fitter wardrobes, door to balcony, ensuite with shower, w.c., w.h.b. and tiled floor.

**Attic:** 10.65m x 9.76m Large attic space with excellent head room and easy access.

**Outside:** There is a south facing balcony and parking. 1 allocated space and 2 disks for parking in non allocated spaces. Ample visitor parking.



### SOME FEATURES:

- 3 Double Bedrooms
- Beautifully Decorated
- Double Glazed Upvc Windows
- G.F.C.H.
- Parking
- Penthouse

- Management Fee c.€1300 p.a
- Show House Condition Throughout
- Regular Bus Services
- Close to shops and schools
- Large Attic
- South Facing Balcony
- Convenient To Airport & M50



**Gross Internal Floor Area:** C. 112 sq.m (c.1205 sq.ft.)

**Viewing:** Viewing by appointment with Property Team Lappin Estates

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